

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

4/1 CROWLEY ROAD HEALESVILLE VIC 3777

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

\$520,000

or range
between

&

Median sale price

(*Delete house or unit as applicable)

Median Price

\$640,000

Property type

Unit

Suburb

Healesville

Period-from

01 May 2024

to

30 Apr 2025

Source

Corelogic

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

5 LEITCH CLOSE HEALESVILLE VIC 3777	\$575,000	18-Oct-24
1/9 EDWARD STREET HEALESVILLE VIC 3777	\$550,000	25-Feb-25
5/7 ELAMO ROAD HEALESVILLE VIC 3777	\$550,000	15-Mar-24

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 30 May 2025

**5 LEITCH CLOSE HEALESVILLE VIC 3777**

Sold Price

\$575,000

Sold Date

18-Oct-24 2  1  1

Distance

0.49km**1/9 EDWARD STREET HEALESVILLE VIC 3777**

Sold Price

\$550,000

Sold Date

25-Feb-25 2  1  1

Distance

0.72km**5/7 ELAMO ROAD HEALESVILLE VIC 3777**

Sold Price

Sold Date

15-Mar-24 2  1  2

Distance

1.64km

RS = Recent sale

UN = Undisclosed Sale

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